

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF GILBERT AND JOANNE EATHERTON
AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS
AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL
R-12-B-2 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT
NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, GILBERT AND JOANNE EATHERTON have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-12-B-2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That GILBERT AND JOANNE EATHERTON be and hereby are Finally Designated as Redevelopers of Parcel R-12-B-2, in the Charlestown Urban Renewal Area.
2. That it is hereby determined that GILBERT AND JOANNE EATHERTON possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by GILBERT AND JOANNE EATHERTON for the development of Parcel R-12-B-2 and conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-12-B-2 to GILBERT AND JOANNE EATHERTON. Said documents shall be in the Authority's usual form, and execution and delivery shall be conditioned upon construction financing satisfactory to the Director.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT W. RUSH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS PROJECT R-55
FINAL DESIGNATION OF REDEVELOPER OF PARCEL R-12-B-2
326 MEDFORD STREET, CHARLESTOWN

SUMMARY: THIS MEMORANDUM REQUESTS FINAL DESIGNATION OF GILBERT AND JOANNE EATHERTON OF CHARLESTOWN TO DEVELOP A 800 SQUARE FOOT PARCEL TO BE USED AS PARKING AND YARD AREA.

On October 26, 1988 the Boston Redevelopment Authority tentatively designated Gilbert and Joanne Eatherton as Redevelopers of the northeasterly portion of Parcel R-12-B located at Cook and Medford Streets in Charlestown. The parcel was designated as Parcel R-12-B-2 and consists of 800 square feet directly abutting the Eatherton property. The parcel will be used to increase the yard area and provide parking. Mr. and Mrs. Eatherton will be responsible for all variances or approvals which may be required.

Gilbert and Joanne Eatherton are the direct abutters to this parcel, and thus, this designation would be consistent with the Authority's policy of disposition of sliver parcels to direct abutters. Mr and Mrs. Eatherton have recently requested purchase of the land, and they have completed HUD Form #6004. (See attachments.) A price of \$4000 has been approved for this parcel.

It is therefore recommended that Gilbert and Joanne Eatherton be granted Final Designation as Redeveloper of Parcel R-12-B-2 in the Charlestown Urban Renewal Area, consisting of 800 square feet for the purpose of creating yard space and a parking area.

An appropriate resolution follows:



DISPOSITION PARCEL,
R-12-B (326 MEDFORD ST)
(1,765 SQUARE FEET)

SOMERVILLE

CAMBRIDGE

NEW

ROUSEWORTH

MAIN

MEDFORD

BUNKER HILL

SCHOOL ST

CHELSEA

LITTLE MUDDY CHANNEL

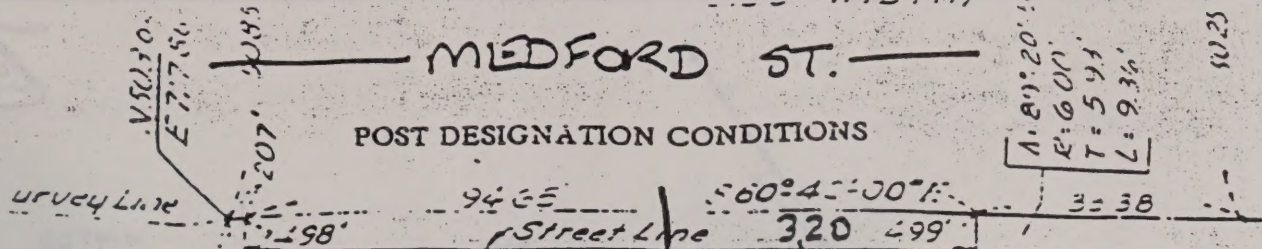
PARCEL R-12D

Area = 2854 Sq. Ft.

Street Line

N 28° 29' 00" E

(PUBLIC 39.25' WIDTH) COOK ST.



PARCEL
R-12-B-1
(964 sf)
(WICKER)

PARCEL
R-12-B-2
(800 sf)
(EATHERTON)

REMAINING
EATHERTON
(1,428 sf)

WICKER
RESIDENCE

Fence On Line

46.08'
S 62° 37' 09" E
50.01'
EATHERTON
RESIDENCE

Bk 0.03'
John J. Regan

Bk 0.04'
Bk 0.87'
Bk 5.88'

Arthur McLoughlin

50.00'
S 61° 25' 28" E
S 61° 25' 28" E
50.00'
Francesco Fratalia
Gloria Fratalia

Frederick C Prince
Barbara Prince

ALLSTON REDEVELOPMENT
AUTHORITY

R-12A

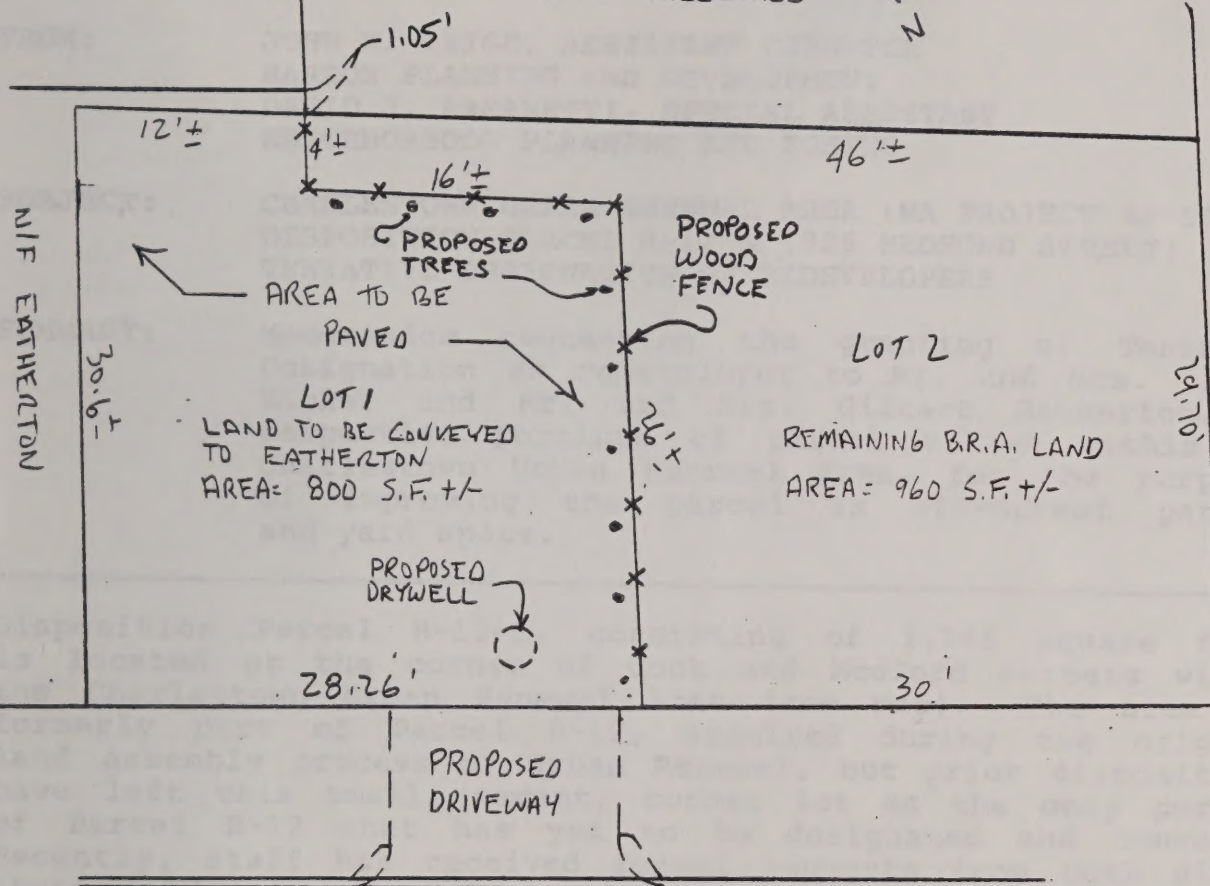
ALLSTON ST.

THORITY



N/E HASTIE

N/F MEDEIROS



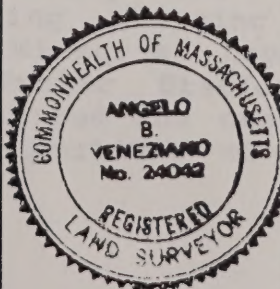
MEDFORD

STREET

PROPOSED SUBDIVISION
PLOT PLAN OF LAND

IN

BOSTON (CHARLESTOWN), MASS.



PREPARED BY:
MEDFORD ENGINEERING & SURVEY
15 HALL ST. MEDFORD, MA. 02155
ANGELO B. VENEZIANO-P.E.&P.L.S.
(617)396-4488 FAX#: 396-8052

SCALE: 1" = 10'

DEED REF:

DATE: 10-17-89

FILE No: 10136B

ANGELO B. VENEZIANO - P.E. & P.L.S.

DATE: 10/23/89

MEMORANDUM

OCTOBER 26, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
DAVID J. ARMANETTI, SPECIAL ASSISTANT
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
DISPOSITION PARCEL R-12-B (326 MEDFORD STREET)
TENTATIVE DESIGNATION OF REDEVELOPERS

SUMMARY: Memorandum requesting the granting of Tentative Designation as redeveloper to Mr. and Mrs. James Wicker and Mr. and Mrs. Gilbert Eatherton, on respective portions of parcel R-12-B within the Charlestown Urban Renewal Area, for the purposes of improving the parcel as off-street parking and yard space.

Disposition Parcel R-12-B, consisting of 1,765 square feet, is located at the corner of Cook and Medford Streets within the Charlestown Urban Renewal Area (see map). The area was formerly part of Parcel R-12, acquired during the original land assembly process of Urban Renewal, but prior dispositions have left this small, vacant, corner lot as the only portion of Parcel R-12 that has yet to be designated and conveyed. Recently, staff has received formal requests from both direct abutments to the parcel, asking to purchase portions of the parcel for the purposes of improving the parcel as off-street parking and yard space (see attached letters).

Since that time, staff has met with both interested parties, and has arrived at an arrangement which is both acceptable to them and beneficial to the Authority and the City of Boston. The recommended action is to subdivide the parcel (roughly in half) and designate the respective portions to the abutments for use as off-street parking and yard space.

- o Mr. and Mrs. James Wicker, of 43 Cook Street, are recommended as redevelopers of the 964 square foot northern portion of the parcel (to be known as Parcel R-12-B-1), for improvement as off-street parking and yard space in conjunction with their existing abutting single family residence (see map). The Wicker's have completed a Redeveloper's Statement for Public Disclosure (HUD Form 6004) [attached], and have exhibited the necessary resources and ability to complete their portions of the project as proposed.

- o Mr. and Mrs. Gilbert Eatherton, of 47 Cook Street, are recommended as redevelopers of the 801 square foot southern portion of the parcel (to be known as Parcel R-12-B-2), for improvement as off-street parking and yard space in conjunction with their proposed abutting local business use at 320 Medford Street (see map). The Eatherton's have completed a Redeveloper's Statement of Public Disclosure (HUD Form 6004) [attached], and have exhibited the necessary resources and ability to complete their portion of the project as proposed.

As the disposition of Parcel R-12-B in this manner will greatly improve the use and appearance of the parcel and the area, will further the Authority's goals of disposing the remaining unbuildable Urban Renewal Disposition Parcels to abutting landowners, and will generate revenue to both the Authority (in disposition proceeds) and the City of Boston (in future property taxes), and as the applying parties have proven the desire and resources necessary to improve the parcel as such, it is recommended that Tentative Designation as Redeveloper be granted to Mr. and Mrs. James Wicker and Mr. and Mrs. Gilbert Eatherton for respective portions of Charlestown Disposition Parcel R-12-B, for use as off-street parking and yard space.

Appropriate Resolutions are Attached.

Gilbert Eatherton
Mr. and Mrs. Gilbert Eatherton
47 Cook Street, Charlestown

September 3, 1988

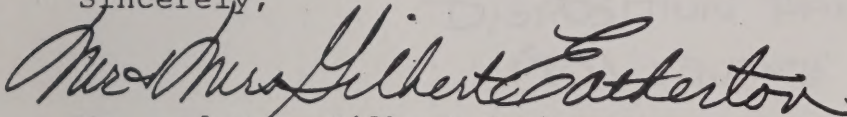
Mr. David J. Armanetti, Special Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Armanetti:

Please accept this request to purchase a portion of BRA
Parcel R-12-B at 326 Medford Street, to use as off-street
parking and yard space.

If you have any questions regarding this request, please
feel free to call us. Thank you.

Sincerely,



Mr. and Mrs. Gilbert Eatherton
41 Cook Street, Charlestown

PART I

KU

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: GILBERT + JOANNE EATHLETON
- b. Address and ZIP Code of Redeveloper: 41 COOK STREET
CHARLESTOWN MA 02129
- c. IRS Number of Redeveloper: 027-38-8050
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in CHARLESTOWN (MA PROJECT # R-55)
(Name of Urban Renewal or Redevelopment Project Area)

is in the City of BOSTON, State of MA
is described as follows²

DISPOSITION PARCEL R-12-B-2
(801 SQUARE FEET)
(326 MEDFORD STREET, CHARLESTOWN)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has indicated below and is organized or operating under the laws of

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set follows

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder own more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper);

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

MR + MRS GILBERT LEATHERTON

OWNERS (100%)

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

E. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabili

TYPE AND SIZE OF DWELLING UNIT

ESTIMATE OF AVERAGE
MONTHLY RENTAL

ESTIMATED AVERAGE
SALE PRICE

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in going estimates of sales prices:

CERTIFICATION

I (We) MR + MRS GILBERT LEATHERTON

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) and belief.²

Dated: OCTOBER 1, 1988

Dated: OCTOBER 1, 1988

MR GILBERT LEATHERTON

Signature

Gilbert Leatherton

Title

MRS JOANNE LEATHERTON

Signature

Joanne Leatherton

Title

411 COOK ST CTOWN 02129

Address and ZIP Code

411 COOK ST CTOWN 02129

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of them; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any law of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do
Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: MRT+MR3 GILBERT LEATHLERTON
- b. Address and ZIP Code of Redeveloper: 41 COOK ST
CHARLESTOWN MA 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in CHARLESTOWN (MA PROJECT # R-55)
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA
is described as follows:

DISPOSITION PARCEL R-12-B-2
(801 SQUARE FEET)

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms?
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firms.
☐ YES ☒ NO

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed under-

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

CHARLESTOWN COOPERATIVE BANK

AMOUNT
\$ 6,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

a. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

4) COOK STREET (HOME)
320 MCDONALD ST (LAND)

\$ 175,000
\$ 15,000

\$ 12,000
—

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, or the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach an explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: PARCEL R-12-B-2 (326' MEDFORD ST)
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: _____
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

MR GILBERT LEATHURTON

MRS JOANNE LEATHURTON

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Gilbert Leathurton

Date: OCTOBER 1, 1988

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

YES (41 COOK ST [HOME]) (320 MEDFORD PLANO)

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

FIRST Day of OCTOBER, 1988

SIGNATURE:

Gilbert E. Thornton

ADDRESS:

41 COOK ST. CHARLESTOWN

